



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

DECEMBER 02, 2004

PRESENT: Fruit, Cain, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner Linder, Associate Planner Scott Plambaeck

REGULAR MEETING

Chairman Fruit called the meeting to order at 7:06 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened/closed the public comment period. No public comments were received.

MINUTES:

NOVEMBER 4, 2004: BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE NOVEMBER 4, 2004 MINUTES AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: CAIN, MARTIN

ABSENT: NONE

NOVEMBER 18, 2004: BOARD MEMBERS MARTIN/CAIN MOTIONED TO APPROVE THE NOVEMBER 18, 2004 MINUTES AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

**AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: CAIN
ABSENT: NONE**

SUBCOMMITTEE

- 1. Tennant-Safeway**
- 2. Condit-Patel/Mini Golf**

BOARD MEMBERS HAD NO COMMENT ON THE SUBCOMMITTEE ACTIONS.

NEW BUSINESS

- 1. SITE REVIEW, SR-04-11: MONTEREY-TURRETTO:** A request for site, architectural, and landscape approval of a 5,197 sq. ft. building at 16835 Monterey Road in the General Commercial zoning district. (APN 767-10-007)

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE THE MITIGATED NEGATIVE DECLARATION. THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

**AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE RESOLUTION NO. 04-013 WITH THE ADDITION OF THE FOLLOWING CONDITIONS:

- 1. The following shall be returned for Subcommittee review and approval prior to the issuance of a building permit:**
 - a. Details of the trellis structures, eaves and exposed rafters.**
 - b. The hand railing shall be revised to be of a decorative design in keeping with the architecture of the building. A detail of the hand railing shall be provided.**
 - c. Revised color palette which includes a paint/stain colors for the trellises, hand railings, eaves and exposed rafters.**
 - d. Revise the north elevation of the building to include raised horizontal breaks in the proposed raised band.**
 - e. Provide interlocking pavers or pervious concrete under the drip line of the most southerly oak tree. The interlocking pavers or pervious concrete shall extend into the drive aisle as a semi-circle, banding or other type of decorative pattern. The revised paving proposed under the most southerly oak tree shall be evaluated by the project arborist and the arborist's report shall be amended accordingly.**
- 2. The existing fence along the northern property boundary shall remain.**

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THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

ADJOURNMENT: Chairman Fruit adjourned the meeting at 8:02 p.m.

MINUTES PREPARED BY:

TERRY LINDER

Meeting Coordinator